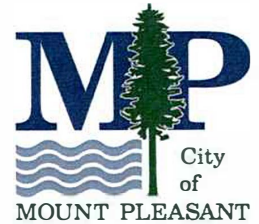


## NOTICE AND AGENDA OF REGULAR CALLED MEETING MOUNT PLEASANT CITY COUNCIL

**Tuesday, May 6, 2025 at 6:00 P.M.  
501 North Madison, Mount Pleasant, Texas**



**PURSUANT TO CHAPTER 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE COUNCIL MEMBERS MAY ATTEND THIS MEETING REMOTELY USING VIDEOCONFERENCING TECHNOLOGY. THE VIDEO AND AUDIO FEED OF THE VIDEOCONFERENCING EQUIPMENT CAN BE VIEWED AND HEARD BY THE PUBLIC AT THE ADDRESS POSTED ABOVE AS THE LOCATION OF THE MEETING.**

Under the Americans with Disabilities Act, an individual with a disability must have equal opportunity for effective communication and participation in public meetings. Upon request, agencies must provide auxiliary aids and services, such as interpreters for the deaf and hearing impaired, readers, large print or Braille documents. In determining the type of auxiliary aid or services, agencies must give primary consideration to the individual's request. Those requesting auxiliary aids or services should notify the contact person listed on the meeting several days before the meeting by mail, telephone, or RELAY Texas. TTY: 7-1-1.

The public may participate by joining YouTube: <https://www.youtube.com/@thecityofmountpleasanttexas1157/streams>

### **CALL TO ORDER**

### **REGULAR AGENDA**

1. Consider Approval of the April 10, 2025, Special Meeting, April 15, 2025, Regular Meeting, April 28, 2025, Special Meeting, and April 30, 2025, Special Meeting Minutes.
2. Public Comments:  
*The City Council welcomes citizen participation and comments at all Council meetings. Citizen comments are limited to two minutes out of respect for everyone's time. The Council is not permitted to respond to your comments. The Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 72 hours in advance of the Council meetings. If your comments relate to a topic that is on the agenda, the Council will discuss the topic on the agenda at the time that the topic is discussed and deliberated.*
3. Presentation of Libraries Transforming Communities (LTC): Accessible Small and Rural Communities grant
4. Consider pay request #23 from Heritage Construction LLC for work performed at the Southside Wastewater Treatment Plant.
5. Hold a public hearing per the city Unsafe Building Abatement Code, found in Chapter 150 of the Code of Ordinances, and to consider a declaration of a dilapidated structure at 508 Haggard Ave within the City of Mount Pleasant, Texas, find it to be dilapidated and/or deteriorated and damaged so as to require repair, rehabilitation or demolition, providing a time within which the owner should rehabilitate, repair or demolish such structure and to consider ordering city abatement and subsequent lien of the dilapidated structure at 508 Haggard Ave , Anderson Blk D Lot 5.
6. Hold a public hearing per the city Unsafe Building Abatement Code, found in Chapter 150 of the Code of Ordinances, and to consider a declaration of a dilapidated structure at 803 E 4th Street within the City of Mount Pleasant, Texas, find it to be dilapidated and/or deteriorated and damaged so as to require repair, rehabilitation or demolition, providing a time within which the owner should rehabilitate, repair or demolish such structure and to consider ordering city abatement and subsequent lien of the dilapidated structure at 803 E 4th Street, City Block 163, Lot 2C & 3.
7. City Manager's Report
8. Remarks on Service to City and Departure from Office

### **EXECUTIVE SESSION**

**Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, The City Council will recess into executive session (closed meeting) to discuss the following:**

Consultation with Attorney (Tex. Gov't Code §551.071) and Personnel Matters (Tex. Gov't Code §551.074) related to the management, responsibilities, performance, and business operations of the MPEDC carried out through its Board of Directors, Executive Director, Interim Executive Director, Director of Business Operations, and City Council and Employment Agreement for Interim Executive Director

**Consultation with Attorney (Tex. Gov't Code §551.071)** related to the MPEDC Articles of Incorporation and amendments to the same, and City of Mount Pleasant Public Improvement District policy.

**Consultation with Attorney (Tex. Gov't Code §551.071) and Personnel Matters (Tex. Gov't Code §551.074)** related to the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, IDC/EDC, Library, and Housing Authority Board Appointments.

**Consultation with Attorney (Tex. Gov't Code §551.071)** regarding potential claims relating to WWTP screw pumps.

**Consultation with Attorney (Tex. Gov't Code §551.071) and Real Estate matter (Tex. Gov't Code §551.072)** regarding the settlement of Cause No. 43346, Luis and Alma Lozano's Appeal of Special Commissioner's Award, pending in the 76th District Court of Titus County.

**RECONVENE INTO THE REGULAR SESSION**


**In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into regular session to consider action, if any, on matters discussed in executive session.**

9. Consider and Possible Action on Resolution 2025-7 Establishing the City of Mount Pleasant Public Improvement District Policy.
10. Consider Approval of IDC/EDC, Library, and Housing Authority Board Appointments
11. Consider settlement of Cause No. 43346, Luis and Alma Lozano's Appeal of Special Commissioner's Award, pending in the 76th District Court of Titus County.
12. Consider and possibly approve the Employment Agreement for Interim Executive Director.

*The City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the Texas Government Code §551.071, (Consultation with Attorney), §551.072, (Deliberations about Real Property), §551.074, (Personnel Matters), §551.076, (Deliberations about Security Devices), §551.087, (economic development negotiations), or any other exception authorized by Chapter 551 of the Texas Government Code.*

**ADJOURN**

I certify the above notice of meeting is a true and correct copy of said notice and that same was posted on the bulletin board of City Hall of the City of Mount Pleasant, Texas, a place readily accessible to the general public at times, by 5:00 pm on the 2nd of May 2025 and remained so posted for at least 72 hours preceding the scheduled of said meeting.

  
Candias Webster, City Secretary



# AGENDA ITEM REPORT

**Meeting:** City Council - May 06 2025

**Staff Contact:** Candias Webster, City Secretary

**Department:** Administration

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**Subject:** Consider Approval of the April 10, 2025, Special Meeting, April 15, 2025, Regular Meeting, April 28, 2025, Special Meeting, and April 30, 2025, Special Meeting Minutes.

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**Item Summary:**

This is a typed copy of the minutes from the April 10, 2025, Special Meeting, April 15, 2025, Regular Meeting, April 28, 2025, Special Meeting, and April 30, 2025, Special Meeting.

**Financial Impact:**

N/A

**Recommendation(s):**

Motion to approve the April 10, 2025, April 15, 2025, April 28, 2025, and April 30, 2025 meeting minutes

**Attachments:**

[2025.04.10 Special](#)  
[2025.04.15 Regular](#)  
[2025.04.28 Special](#)  
[2025.04.30 Special](#)

**STATE OF TEXAS**

**COUNTY OF TITUS**

**CITY OF MOUNT PLEASANT**

The City Council of the City of Mount Pleasant, Texas, after notice posted in the manner, form and contents as required by law, met in Regular Session on April 10, 2025, at 6:00 PM. at the Council Chambers located at 501 North Madison with the following members present:

Tracy Craig	-	Mayor
Carl Hinton	-	Mayor Pro-Tem
Kelly Redfearn	-	Council Member
Debbie Corbell	-	Council Member
Greg Nyhoff	-	City Manager
Candias Webster	-	Assistant City Manager/City Secretary
Lea Ream	-	City Attorney

Absent:	Sherri Spruill	-	Council Member
	Jonathan Hageman	-	Council Member

**MEMBERS OF THE PUBLIC WERE PROVIDED THE OPPORTUNITY TO COMMENT**

No action was taken by the Council.

**EXECUTIVE SESSION**

**Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, The City Council will recess into executive session (closed meeting) to discuss the following:**

**Consultation with Attorney (Tex Gov't Code 551.087)** and personnel Matters (**Tex Gov't Code 551.074**) related to the management, responsibilities, performance, and business operations of the MPEDC carried out through its Board of Directors, Executive Director and City Council.

**Consultation with Attorney (Tex Gov't Code 551.071)** related to the MPEDC Bylaws and Articles of Incorporation.

**Consultation with Attorney (Tex Gov't Code 551.071) and Personnel Matters (Tex Gov't Code 551.074)**

Related to the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, IDC/EDC Board Appointments

**RECONVENE INTO THE REGULAR SESSION**

**In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into regular session to consider action, if any, on matters discussed in executive session.**

*The City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the Texas Government Code 551.071, (Consultation with Attorney), 551.072, (Deliberations about Real Property), 551.074, (Personnel Matters), 551.076, (Deliberations about Security Devices) 551.087, (economic development negotiations), or any other exception authorized by Chapter 551 of the Texas Government Code.*

**ADJOURN: 8:09 P.M.**

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**TRACY CRAIG, SR, MAYOR**

**ATTEST:**

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**CANDIAS WEBSTER, ACM/CITY SECRETARY**



## **STATE OF TEXAS**

## **COUNTY OF TITUS**

## **CITY OF MOUNT PLEASANT**

The City Council of the City of Mount Pleasant, Texas, after notice posted in the manner, form and contents as required by law, met in Regular Session on April 15, 2025, at 6:00 PM. at the Council Chambers located at 501 North Madison with the following members present:

Tracy Craig	-	Mayor
Carl Hinton	-	Mayor Pro-Tem
Kelly Redfearn	-	Council Member
Debbie Corbell	-	Council Member
Kimberly Meek	-	City Manager
Candias Webster	-	Assistant City Manager/City Secretary
Lea Ream	-	City Attorney
Jonathan Hageman	-	Council Member
Sherri Spruill	-	Council Member

### **CONSIDER APPROVAL OF THE APRIL 1, 2025, WORKSHOP AND REGULAR MEETING MINUTES**

Motion was made by Council Member Hinton and Seconded by Council Member Hageman to approve the April 1, 2025, Workshop and Regular Meeting Minutes. Upon a vote, the motion carried unanimously.

### **MEMBERS OF THE PUBLIC WERE PROVIDED THE OPPORTUNITY TO COMMENT**

No action was taken by the Council

### **MONTHLY FINANCIAL REPORT FOR MONTH ENDED MARCH 31, 2025**

No motion was taken.

### **CONSIDER AND ACCEPT QUARTERLY INVESTMENT REPORT FOR QUARTER ENDED MARCH 31, 2025.**

Motion was made by Council Member Hageman and Seconded by Council Member Corbell to accept the Quarterly Investment Report for the Quarter ended March 31, 2025. Upon a vote, the motion carried unanimously

### **CONSIDER PAY REQUEST #6 FOR WICKER CONSTRUCTION, INC. FOR WORK PERFORMED ON THE WEST LOOP WASTEWATER COLLECTION PROJECT.**

Motion was made by Council Member Hageman and Seconded by Council Member Redfearn to approve pay request # 6 to Wicker Construction in the amount of \$410,942.52. Upon a vote, the motion carried unanimously

### **CONSIDER ORDINANCE 2025-4 AMENDING CHAPTER 97 ANIMALS OF CODE OF ORDINANCE ADDING SECTIONS 97.11, 97.13 AND 97.16 AND AMENDING SECTION 97.49.**

Motion was made by Council Member Corbell and Seconded by Council Member Redfearn to approve Ordinance 2025-4 Amending Chapter 97 Animals of Code of Ordinance and adding sections 97.11, 97.13, and 97.16 and amending section 97.49. Effective 5/1/25. Upon a vote, the motion carried unanimously

### **EXECUTIVE SESSION**

**Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, The City Council will recess into executive session (closed meeting) to discuss the following:**

**Consultation with Attorney (Tex. Gov't Code 551.071) and Personnel Matters (Tex Gov't Code 551.074**  
related to the management, responsibilities, performance, and business operations of the MPEDS carried out through

its Board of Directors, Executive Director and City Council.

**Consultation with Attorney (Tex Gov't Code 551.071)** related to the MPEDC Bylaws and Articles of incorporation and amendments to same.

**Consultation with Attorney (Tex Gov't Code 551.071)** related to municipal policies for economic development incentives.

**RECONVENE INTO THE REGULAR SESSION**

In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into regular session to consider action, if any, on matters discussed in executive session.

No action taken

**CONSIDER RESOLUTION 2025-6**

Motion was made by Council Member Redfearn and Seconded by Council Member Hinton to adopt Resolution 2025-6. Upon a vote, the motion carried unanimously.

**ADJOURN: 8:41 P.M.**

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**TRACY CRAIG, SR, MAYOR**

**ATTEST:**

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**CANDIAS WEBSTER, ASSISTANT CITY MANAGER/CITY SECRETARY**

## **STATE OF TEXAS**

## **COUNTY OF TITUS**

## **CITY OF MOUNT PLEASANT**

The City Council of the City of Mount Pleasant, Texas, after notice posted in the manner, form and contents as required by law, met in Regular Session on April 28, 2025, at 6:00 PM. at the Council Chambers located at 501 North Madison with the following members present:

	Tracy Craig	-	Mayor
	Carl Hinton	-	Mayor Pro-Tem
	Kelly Redfearn	-	Council Member
	Debbie Corbell	-	Council Member
	Sherri Spruill	-	Council Member
	Jonathan Hageman	-	Council Member
	Kimberly Meek	-	City Manager
	Lea Ream	-	City Attorney
Absent:	Candias Webster	-	Assistant City Manager/City Secretary

## **EXECUTIVE SESSION**

**Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, the City Council will recess into executive session (closed meeting) to discuss the following:**

**Consultation with Attorney (Tex Gov't Code 551.071) and Personnel Matters (Tex Gov't Code 551.074)** related to the management, responsibilities, performance, and business operations of the MPEDC carried out through its Board of Directors, Executive Director, Interim Executive Director, Director of Business Operations, and City Council.

**Consultation with Attorney (Tex Gov't Code 551.071)** related to the MPEDC Bylaws and Articles of Incorporation.

**Consultation with Attorney (Tex Gov't Code 551.071) and Personnel Matters (Tex Gov't Code 551.074)** related to the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, IDC/ Executive Director and IDC/EDC Board Appointments

**Deliberations Regarding Real Property (Tex. Gov't Code 551.071) to deliberate the purchase, exchanges lease, or value of real property; Deliberations Regarding Economic Development Negotiations (Tex. Gov't Code 551.071)** concerning pending economic development projects, possible assistance package, commitments and/or terms on Project Elixir Pro.

## **RECONVENE INTO THE REGULAR SESSION**

**In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into regular session to consider action, if any, on matters discussed in executive session.**

*The City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the Texas Government Code 551.071, (Consultation with Attorney), 551.072, (Deliberations about Real Property), 551.074, (Personnel Matters), 551.076, (Deliberations about Security Devices) 551.087, (economic development negotiations), or any other exception authorized by Chapter 551 of the Texas Government Code.*

## **CONSIDER APPROVAL OF ASSISTANCE PACKAGE, COMMITMENTS AND /OR TERMS ON PROJECT ELIXIR PRO.**

Motion was made by Council Member Hinton, seconded by Council Member Spruill, to consider an assistance package, commitments, and/or terms on Project Elixir Pro. Upon a vote, the motion carried unanimously

## **ADJOURN: 7:58 P.M.**

I certify the above notice of meeting is a true and correct copy of said notice and that same was posted on the bulleting board of City Hall of the City of Mount Pleasant, Texas, a place readily accessible to the general public at times, by 5:00 pm on the 25<sup>th</sup> of April 2025 and remained so posted for at least 72 hours preceding the schedule of said meeting.

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**TRACY CRAIG, SR, MAYOR**

**ATTEST:**

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**CANDIAS WEBSTER, ASSISTANT CITY MANAGER/CITY SECRETARY**



**STATE OF TEXAS**

**COUNTY OF TITUS**

**CITY OF MOUNT PLEASANT**

The City Council of the City of Mount Pleasant, Texas, after notice posted in the manner, form, and contents as required by law, met in Regular Session on April 30, 2025, at 6:00 PM, at the Council Chambers located at 501 North Madison with the following members present:

	Carl Hinton	-	Mayor Pro-Tem
	Kelly Redfearn	-	Council Member
	Debbie Corbell	-	Council Member
	Jonathan Hageman	-	Council Member
	Kimberly Meek	-	City Manager
	Lea Ream	-	City Attorney
Absent:	Tracy Craig	-	Mayor
	Sherri Spruill	-	Council Member
	Candias Webster	-	Assistant City Manager/City Secretary

**EXECUTIVE SESSION**

**Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, The City Council will recess into executive session (closed meeting) to discuss the following:**

**Consultation with Attorney (Tex Gov't Code 551.071) and Personnel Matters (Tex Gov't Code 551.074)** related to the management, responsibilities, performance, and business operations of the MPEDC carried out through its Board of Directors, Executive Director, Interim Executive Director, Director of Business Operations, and City Council.

**Consultation with Attorney (Tex Gov't Code 551.071)** related to the MPEDC Bylaws and Articles of Incorporation.

**Consultation with Attorney (Tex Gov't Code 551.071) and Personnel Matters (Tex Gov't Code 551.074)** related to the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, IDC/ Executive Director and IDC/EDC Board Appointments

**Deliberations Regarding Real Property (Tex. Gov't Code 551.071) to deliberate the purchase, exchanges lease, or value of real property; Deliberations Regarding Economic Development Negotiations (Tex. Gov't Code 551.071)** concerning pending economic development projects, possible assistance package, commitments and/or terms on Project Elixir Pro.

**RECONVENE INTO THE REGULAR SESSION**

**In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into regular session to consider action, if any, on matters discussed in executive session.**

***The City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the Texas Government Code 551.071, (Consultation with Attorney), 551.072, (Deliberations about Real Property), 551.074, (Personnel Matters), 551.076, (Deliberations about Security Devices) 551.087, (economic development negotiations), or any other exception authorized by Chapter 551 of the Texas Government Code.***

**ADJOURN: 7:31 P.M.**

I certify the above notice of meeting is a true and correct copy of said notice and that same was posted on the bulleting board of City Hall of the City of Mount Pleasant, Texas, a place readily accessible to the general public at times, by 5:00 pm on the 30<sup>h</sup> of April 2025 and remained so posted for at least 72 hours preceding the schedule of said meeting.

**ATTEST:**

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**TRACY CRAIG, SR, MAYOR**

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**CANDIAS WEBSTER, ASSISTANT CITY MANAGER/CITY SECRETARY**



# AGENDA ITEM REPORT

**Meeting:** City Council - May 06 2025

**Department:**

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**Subject: Public Comments:**

The City Council welcomes citizen participation and comments at all Council meetings. Citizen comments are limited to two minutes out of respect for everyone's time. The Council is not permitted to respond to your comments. The Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 72 hours in advance of the Council meetings. If your comments relate to a topic that is on the agenda, the Council will discuss the topic on the agenda at the time that the topic is discussed and deliberated.

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# AGENDA ITEM REPORT

**Meeting:** City Council - May 06 2025

**Staff Contact:** Guadalupe Herrera, Library Director

**Department:** Library

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**Subject:      Presentation of Libraries Transforming Communities (LTC): Accessible Small and Rural Communities grant**

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**Item Summary:**

The Mount Pleasant Public Library has been awarded a \$20,000 grant through the American Library Association's "Libraries Transforming Communities: Accessible Small and Rural Communities" initiative. Our library received one of the large \$20,000 awards (only 50 grants available) and will use the funds to enhance accessibility by adding additional handicap-accessible parking spots and installing a new ramp closer to the front entrance.

**Financial Impact:**

None.

**Recommendation(s):**

Staff recommends acknowledgement of the grant.



# AGENDA ITEM REPORT

**Meeting:** City Council - May 06 2025

**Staff Contact:** Anthony Rasor, Utilities Director

**Department:** Utilities

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**Subject:** Consider pay request #23 from Heritage Construction LLC for work performed at the Southside Wastewater Treatment Plant.

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**Item Summary:**

Pay Request #23 is in the amount of \$388,880.31. This payment is for work performed at the WWTP including but not limited to equipment installation at the headworks and aeration basin, backfill around effluent lift station and install electrical components.

**Financial Impact:**

Amount Payable \$388,880.31

Adjusted Contract \$41,012,657.85

Completed Contract Cost to Date \$29,986,710.86

Percentage time complete 90%

Percent money 64%

**Recommendation(s):**

Recommend a motion to pay "Pay Request" #23 in the amount of \$388,880.31

**Attachments:**

[MP160 PE No. 23](#)



## PROGRESS ESTIMATE

**KSA ENGINEERS, INC.**  
**140 E. TYLER ST., SUITE 600**  
**LONGVIEW, TX 75601**

**Estimate No.:** 23

Date: March 25, 2025  
 Project: Southside WWTP Improvements  
 Period: From: 02/26/2025 To: 03/25/2025  
 Contractor: Drake General Contractors, LLC (Heritage)  
 Address: 3737 Lamar Ave., Suite 700, Paris, TX 75460  
 Amount of Contract as Awarded: \$40,549,300.00

**Change Orders:**

# 1 \$ <u>463,357.85</u>	# 6 \$ <u>                    </u>
# 2 \$ <u>                    </u>	# 7 \$ <u>                    </u>
# 3 \$ <u>                    </u>	# 8 \$ <u>                    </u>
# 4 \$ <u>                    </u>	# 9 \$ <u>                    </u>
# 5 \$ <u>                    </u>	#10 \$ <u>                    </u>
Total Change Orders: <u>\$463,357.85</u>	
Total Adjusted Contract: <u>\$41,012,657.85</u>	

Notice to Proceed Date:	<u>May 15, 2023</u>
Contract Time:	<u>750 Days</u>
% Complete (Time)	<u>90.67%</u>
% Complete (\$)	<u>64.42%</u>
Project No:	<u>MP.160</u>

**PREVIOUS PAYMENTS AUTHORIZED**

#1 thru #9	<u>14,783,654.04</u>	#18	<u>675,331.04</u>
#10	<u>1,283,935.08</u>	#19	<u>587,310.33</u>
#11	<u>1,100,742.51</u>	#20	<u>1,155,424.24</u>
#12	<u>2,050,106.13</u>	#21	<u>503,386.88</u>
#13	<u>2,417,335.80</u>	#22	<u>374,554.61</u>
#14	<u>1,637,803.11</u>	#23	<u>                    </u>
#15	<u>1,185,105.12</u>	#24	<u>                    </u>
#16	<u>1,073,216.20</u>	#25	<u>                    </u>
#17	<u>1,158,805.77</u>	#26	<u>                    </u>

Total Payments	<u>                    </u>
Previously Authorized:	<u>\$29,986,710.86</u>

Item No.	Description	Unit of Meas.	Quantity Original Estimate	Previous Month's Quantity	Current Month's Quantity	Quantity Completed To Date	Unit Price (\$)	Value of Completed Work (\$)
<b>SCHEDULE 1.0 - BASE BID</b>								
1.01	Mobilization, Insurance, and Bonds	LS	1	1.00		1.00	\$1,900,000.00	\$1,900,000.00
1.02	Stormwater Pollution Prevention	LS	1	0.90	0.03	0.93	\$15,000.00	\$13,950.00
1.03	Headworks Facility							
1.03A	Excavation, Embedment, & Backfill	LS	1	0.98		0.98	\$290,000.00	\$284,200.00
1.03B	Concrete	LS	1	0.98		0.98	\$250,000.00	\$245,000.00
1.03C	Pipe & Valves	LS	1	0.98		0.98	\$750,000.00	\$735,000.00
1.03D	Major Equipment	LS	1	0.20	0.05	0.25	\$1,400,000.00	\$350,000.00
1.04	Aeration System							
1.04A	Excavation, Embedment, & Backfill	LS	1	1.00		1.00	\$900,000.00	\$900,000.00
1.04B	Drilled Piers	LS	1	1.00		1.00	\$600,000.00	\$600,000.00
1.04C	Concrete	LS	1	1.00		1.00	\$1,100,000.00	\$1,100,000.00
1.04D	Pipe & Valves	LS	1	0.99	0.01	1.00	\$900,000.00	\$900,000.00
1.04E	Major Equipment	LS	1	0.99		0.99	\$1,200,000.00	\$1,188,000.00
1.05	Final Clarifiers 1, 3 & 4							
1.05A	Excavation, Embedment, & Backfill	LS	1	1.00		1.00	\$515,000.00	\$515,000.00
1.05B	Drilled Piers	LS	1	1.00		1.00	\$375,000.00	\$375,000.00
1.05C	Concrete	LS	1	1.00		1.00	\$1,000,000.00	\$1,000,000.00
1.05D	Pipe & Valves	LS	1	1.00		1.00	\$750,000.00	\$750,000.00
1.05E	Major Equipment	LS	1	0.70		0.70	\$1,200,000.00	\$840,000.00
1.06	RAS/WAS Pump Station	LS	1	0.90	0.05	0.95	\$703,000.00	\$667,850.00
1.07	Tertiary Filter Improvements	LS	1	0.70		0.70	\$530,600.00	\$371,420.00
1.08	Disinfection System							
1.08A	Excavation, Embedment, & Backfill	LS	1	0.55	0.05	0.60	\$368,000.00	\$220,800.00
1.08B	Concrete	LS	1	0.00		0.00	\$1,100,000.00	\$0.00
1.08C	Pipe, Valves, & Appurtenances	LS	1	0.15	0.15	0.30	\$100,000.00	\$30,000.00
1.08D	Major Equipment	LS	1	0.00		0.00	\$600,000.00	\$0.00
1.09	Effluent Lift Station							
1.09A	Excavation, Embedment, & Backfill	LS	1	0.90	0.05	0.95	\$271,000.00	\$257,450.00
1.09B	Concrete	LS	1	0.87	0.05	0.92	\$600,000.00	\$552,000.00
1.09C	Pumps, Pipe, & Valves	LS	1	0.10	0.05	0.15	\$200,000.00	\$30,000.00
1.10	Outfall Pipeline	LS	1	1.00		1.00	\$6,207,000.00	\$6,207,000.00
1.11	Sludge Dewatering Building	LS	1	0.10		0.10	\$773,000.00	\$77,300.00

Item No.	Description	Unit of Meas.	Quantity Original Estimate	Previous Month's Quantity	Current Month's Quantity	Quantity Completed To Date	Unit Price (\$)	Value of Completed Work (\$)
1.12	Yard Piping and Plant Drain Lift Station							
1.12A	Yard Piping	LS	1	0.88	0.02	0.90	\$853,472.00	\$768,124.80
1.12B	Plant Drain Lift Station: Excavation, Embedment & Backfill	LS	1	1.00		1.00	\$100,000.00	\$100,000.00
1.12C	Plant Drain Lift Station: Concrete	LS	1	1.00		1.00	\$200,000.00	\$200,000.00
1.12D	Plant Drain Lift Station: Major Equipment	LS	1	0.00		0.00	\$200,000.00	\$0.00
1.13	Sitework							
1.13A	Demolition & Disposal	LS	1	0.95	0.02	0.97	\$129,000.00	\$125,130.00
1.13B	Trucking & Stockpiling	LS	1	0.95	0.02	0.97	\$685,000.00	\$664,450.00
1.13C	Fence & Gate	LS	1	0.00		0.00	\$75,000.00	\$0.00
1.13D	Miscellaneous Metals	LS	1	0.55	0.10	0.65	\$340,000.00	\$221,000.00
1.13E	Pavement	LS	1	0.00		0.00	\$400,000.00	\$0.00
1.14	SCADA and Power System Study Allowance	AL	1	0.40	0.10	0.50	\$200,000.00	\$100,000.00
1.15	Electrical and Controls							
1.15A	Temporary Power & Dewatering	LS	1	1.00		1.00	\$440,000.00	\$440,000.00
1.15B	MCC Improvements	LS	1	0.15	0.04	0.19	\$1,850,000.00	\$351,500.00
1.15C	Generator & ATS	LS	1	0.10		0.10	\$1,350,000.00	\$135,000.00
1.15D	Above Ground Wiring & Conduits	LS	1	0.32	0.06	0.38	\$1,500,000.00	\$570,000.00
1.15E	Below Grade & Ductbanks	LS	1	0.67	0.05	0.72	\$1,800,000.00	\$1,296,000.00
1.15F	Lighting	LS	1	0.00		0.00	\$500,000.00	\$0.00
1.15G	Devices, Panels, Flow Meters & Fire Alarm	LS	1	0.04	0.01	0.05	\$1,000,000.00	\$50,000.00
1.16	Trench and Excavation Safety	LS	1	0.95		0.95	\$5,500.00	\$5,225.00
1.17	Miscellaneous Allowance	AL	1	0.00		0.00	*7 \$152,685.88	\$0.00
1.18	Tertiary Filter Allowance	AL	1	0.00		0.00	\$1,362,333.00	\$0.00
1.19	Care of Water During Construction	LS	1	0.90	0.02	0.92	\$1,142,095.00	\$1,050,727.40
<b>SCHEDULE 2.0 - BID ALTERNATES</b>								
2.01	Clarifier No. 2 Rehabilitation	LS	1	0.05		0.05	\$345,300.00	\$17,265.00
2.02	Bar Screens No. 1 and No. 2	LS	1	0.00		0.00	\$476,000.00	\$0.00
2.03	Dewatering Press No. 2	LS	1	0.00		0.00	\$498,000.00	\$0.00
<b>FIELD WORK ORDER No. 1</b>								
*WO1.1	Temporary Electric Conduit Reroute for Sludge Valves	LS	1	1.00		1.00	\$5,424.41	\$5,424.41
<b>FIELD WORK ORDER No. 2</b>								
*2WO2.1	Dewatering Press Modifications to Add a Circuit and Booster	LS	1	0.00		0.00	\$5,117.00	\$0.00
<b>FIELD WORK ORDER No. 3</b>								
*3WO3.1	Blower Building a Adjustment to avoid existing electrical conduits	LS	1	1.00		1.00	\$10,607.47	\$10,607.47
<b>FIELD WORK ORDER No. 4</b>								
*4WO4.1	Remove and replace existing screw pumps with new screw pumps, bypass pumping, gearbox modification for new pumps, commissioning and start up	LS	1	1.00		1.00	\$119,890.00	\$119,890.00
<b>FIELD WORK ORDER No. 5</b>								
*5WO5.1	Add approximately 1,000 LF o new fiber and upsize fiber conduits	LS	1	1.00		1.00	\$11,638.00	\$11,638.00
<b>FIELD WORK ORDER No. 6</b>								
*6WO6.1	Add Screw Pump Rehabilitation (Evoqua) Additional Cost, Contractor's fee, and Bond	LS	1	0.00		0.00	\$173,418.71	\$0.00
<b>FIELD WORK ORDER No. 7</b>								
*7WO7.1	Add (3) 3 Pole 30-amp Circuits for Actuating Valves on the Blowers for both Train 1 and Train 2 including Labor and Material	LS	1	1.00		1.00	\$21,218.53	\$21,218.53

Item No.	Description	Unit of Meas.	Quantity Original Estimate	Previous Month's Quantity	Current Month's Quantity	Quantity Completed To Date	Unit Price (\$)	Value of Completed Work (\$)
<b>Change Order No. 1</b>								
^CO 1.1	Refurbishment of Two (2) Existing 60-in Diameter Internal Lift Screw Pumps (Evoqua)	LS	1	0.10		0.10	\$463,357.85	\$46,335.79

\*Per FWO No. 1; \*<sup>2</sup> Per FWO No. 2; \*<sup>3</sup>Per FWO No. 3; \*<sup>4</sup> Per FWO No. 4; \*<sup>5</sup> Per FWO No. 5; \*<sup>6</sup> Per FWO No. 6; \*<sup>7</sup>Per FWO No. 7

^Per Change Order No. 1

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer represents to the Owner that to the best of the Engineer's knowledge, information and belief, the Work (excluding trench safety) has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the **AMOUNT PAYABLE**. The Contractor is solely responsible for trench safety and as such, the Engineer makes no representation that this pay item has been performed in a manner consistent with the Contract Documents.

KSA ENGINEERS, INC.

By		Total Amount to Date	\$26,419,506.40
Date	04/07/2025	Material on Hand	\$5,554,800.09
		Less 5% Retainage	\$1,598,715.32
Approved:	CITY OF MOUNT PLEASANT	Net Total	\$30,375,591.17
By		Less Previous Payments	\$29,986,710.86
Date		<b>Amount Payable to Contractor This Estimate</b>	<b>\$388,880.31</b>



# AGENDA ITEM REPORT

**Meeting:** City Council - May 06 2025

**Staff Contact:** John Ankrum, Director Building Official

**Department:** Building Official

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**Subject:** Hold a public hearing per the city Unsafe Building Abatement Code, found in Chapter 150 of the Code of Ordinances, and to consider a declaration of a dilapidated structure at 508 Haggard Ave within the City of Mount Pleasant, Texas, find it to be dilapidated and/or deteriorated and damaged so as to require repair, rehabilitation or demolition, providing a time within which the owner should rehabilitate, repair or demolish such structure and to consider ordering city abatement and subsequent lien of the dilapidated structure at 508 Haggard Ave , Anderson Blk D Lot 5, and take any action necessary.

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## **Item Summary:**

A residence at 508 Haggard Ave had a fire and was destroyed. A code case was opened by staff in December of 2024. Opal J Standard was properly notified by the city through written notice sent 12-2-2024 that immediate action was required and has subsequently taken no actions. After further investigation, it was discovered that Opal J Standard had passed away in July of 2020. The building has been determined by the Building Official, John Ankrum, to be in violation of the city of Mount Pleasant code 150.018 Minimum Standards for Buildings and the IPMC 150.001 section 304.

## **Financial Impact:**

The cost for the city to demolish the structure (\$3600) would be recovered through a lien the property. No transfer on the property would be allowed until the lien is expunged.

## **Recommendation(s):**

A motion to declare the building at 508 Haggard Ave substandard and order it to be demolished by the owner within 30 days and to authorize abatement by the city after that time, according to procedures in city ordinance and state statute.

## **Attachments:**

[508 Haggard Ave attachment](#)



# CITY OF MOUNT PLEASANT

## CITY COUNCIL MEMORANDUM

### DEVELOPMENT SERVICES DEPARTMENT

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**TO:** Mayor and City Council  
**CC:** Kimberly Meek, City Manager  
**FROM:** John Ankrum, Building Official  
Lynn Barrett, Director  
**DATE:** May 6, 2025  
**SUBJECT:** Unsafe Building Declaration of 508 Haggard Ave

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**AGENDA ITEM:** City Council to hold a public hearing per the city Unsafe Building Abatement Code, found in Chapter 150 of the Code of Ordinances, and to consider a declaration of a portion of a damaged structure at 508 Haggard Ave within the City of Mount Pleasant, Texas, to be dilapidated and/or deteriorated and damaged so as to require repair, rehabilitation or demolition, providing a time with which to rehabilitate, repair or demolish such structure and providing for the rehabilitation or demolition and removal and to consider ordering abatement at 508 Haggard, Anderson Blk D Lot 5, and take any action necessary.

The following is a synopsis of the case:

The home located at 508 Haggard had a structure fire approximately a year ago. The owner of the property Opal J Standard passed away in July 2020. The home is completely destroyed and must be demolished, it cannot be salvaged.

The building is deficient in a number of categories including (D) that the structural integrity is less than a minimum standard; (F) it is unsanitary or unsafe; (I) that it is in a condition to constitute a public nuisance and (J) that it constitutes a "hazard to safety or health from inadequate maintenance, dilapidation."

City Code Section 150.019 states that once the Building Official has determined the building to be unsafe, that a public hearing be conducted by the City Council and notice given to the owner a minimum of 14 days prior to the hearing date, its date and time which has been set for the first meeting in May, accompanied by a detailed report documenting the conditions and a requirement for the owner to submit at the hearing a response for proof of scope of work required to comply and a timeline to perform that work. This notice was certified mailed by Mr. Ankrum to Opal J Standard and emailed to Cedrick Standard on March 10, 2025.

City Code Section 150.020 also requires that the notice be filed with the County Clerk, which the Building Official has also sent to her along with the hearing date and time.

City Staff recommends that in the absence of findings of an actionable plan and timetable by the owner or relative of 508 Haggard, that City Council order the home to be demolished after expiration of the 30 day waiting period and notice required by law; and that the cost of such demolition, if incurred by the city, be secured by a lien of the property.

Attachments:

Photos

Emails

Applicable Code Sections

# **NOTICE OF PUBLIC HEARING**

STANDARD OPAL J  
508 Haggard Ave  
MOUNT PLEASANT, TX 75455-5455

***RE: City of Mount Pleasant, ANDERSON BLK D LOT 5 .2089 AC, located at 508 Haggard Ave, Mount Pleasant, TX. Titus CAD Property ID # 100031***

Per city ordinance 150.015 Dangerous Structure. The structure located at **508 Haggard Ave** Mount Pleasant TX has been declared a dangerous structure. A public hearing will be held by the City of Mount Pleasant on **May 6, 2025 at 6:00pm** in the City Council chambers, located at 501 N Madison Mount Pleasant, TX 75455 to allow the City of Mount Pleasant to hear and possibly issue an order deeming the structure to be a dangerous structure and order action to be taken.

Based on observations from the exterior of the structure, an inspection was completed at the above address on March 7, 2025. It was determined by the Building Official that the structure has considerable damage due to fire and is unsalvageable. The structure has collapsed in on itself and needs to be demolished. Based on city ordinance 150.018 (G), if the building, structure, or portion thereof as a result of decay, deterioration or dilapidation is unsalvageable, it shall be deemed a dangerous structure.

If the owners, lienholder, or mortgagee wish to repair or demo the structure they shall at the hearing provide proof of the scope of any work that may be required to comply with this subchapter and the time it will take to reasonably perform the work. All work, repairs, or demos must be completed within 30 days unless it is established at the hearing work cannot reasonably be performed within 30 days. The cost of demolishing the structure will be at the owner's expense. If you do not pay the fees incurred through the City's necessitated action, a lien will be filed against the property for the amount of the demolition plus administrative fees.

John Ankrum  
Building Official  
903-575-4102  
[jankrum@mpcity.org](mailto:jankrum@mpcity.org)





# WARNING NOTICE

## SUBSTANDARD BUILDING

### DO NOT ENTER

This is a nonconforming structure and is unsafe due to inadequate maintenance, disrepair, deterioration, or abandonment, which constitutes a fire hazard and unsafe or unsanitary condition, dangerous to human life and property. It is prohibited by the City of Ordinance 150.15 Mount Pleasant TX.

It shall be unlawful for any physical work, or removal to be performed on this structure until the proper permit has been secured.

This notice shall remain where posted and its removal shall be by written permission of the building department. Entry to this structure shall be by authorized persons only, for the purpose of making the required structural repairs or demolishing as per code compliance.

#### PENALTY FOR VIOLATION OF THE BUILDING CODE AND RELATED ORDINANCES

Any person, firm, corporation, agent, or tenant who shall violate any provision of these codes and related ordinances there of or fail to comply therewith, or who shall erect, construct, demolish, or remove any structure, or has erected, constructed, altered, repaired, moved, or demolished any building, structure dwelling unit within the City of Mount Pleasant TX will be in violation. Each such person shall be deemed guilty of a repeated offense for each day or portion thereof during which violations are committed or continued, and upon conviction by a Municipal court or competent jurisdiction shall be deemed guilty of a misdemeanor, and shall be punished by a fine not to exceed \$100 per day.

3-7-25

Celia Pineda

*[Signature]*  
Celia Pineda



















## John Ankrum

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**From:** John Ankrum  
**Sent:** Friday, April 11, 2025 2:12 PM  
**To:** lbrosnan@co.titus.tx.us  
**Cc:** Lynn Barrett  
**Subject:** Public Hearing 5-6-2025  
**Attachments:** 508 Haggard Letter to County Clerk.pdf; 803 E 4th Letter to County Clerk.pdf

Leslie, sorry for the confusion, these will be the two homes take on 5-6-2025

Leslie, per our ordinance 150.20 I am required to notify you that a public hearing will be held 5/6/2025 at 501 N Madison in the council chambers at 6pm. The property located at 508 Haggard owned by Standard Opal J, Legal Description: ANDERSON BLK D LOT 5 .2089 AC, Titus CAD Property ID # 100031 and 803 E 4th owned by MCENTIRE DONNA SUE ETAL, Legal Description: MT PLEASANT CITY BLOCKS BLK 163 LOT 2C & 3 4.0176 AC & LOT 21-C BLOCK 160-B, Titus CAD Property ID 11028 . Has been declared a public nuisance and unsafe structure. I have attached pictures and the official letter that was mailed to the owner. Please contact me if you have any questions. Thanks

John Ankrum  
Building Official  
City of Mt. Pleasant  
Office 903-575-4102  
500 N Madison Ave.  
Starting May 1, 2025 Office Hours Mon-Thur 7:30am to 5:30pm Fri 8am-12pm



CONFIDENTIALITY NOTICE: This e-mail is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any review, dissemination, copying, printing, or other use of this e-mail by persons or entities other than the addressee is prohibited. If you have received this e-mail in error, please contact the sender immediately and delete the material from your computer.

## John Ankrum

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**From:** John Ankrum  
**Sent:** Monday, March 10, 2025 1:45 PM  
**To:** Cedric Standard  
**Subject:** 508 haggard  
**Attachments:** 508 Haggard Owner Notice.pdf

Mr. Standard we are moving forward with taking 508 Haggard to council to get it demolished. I have attached the notice to this email. Our price is \$3600.00 to demolish it, we are working on a consent form you could sign to avoid going to council, but we would still have to bill for the cost. Or we could simply lien the property and you could pay for it later (the amount would not go up if when put a lien on it) when you sell it. If your interested, please let me know and I will forward you the paperwork. Thanks

John Ankrum  
Building Official  
903-575-4102  
jankrum@mpcity.org

# Opal Jean (Webster) Standard

July 25, 1960 ~ July 29, 2020 (age 60)



Services

Memorial Service to be held at a later date

---

Opal Jean (Webster) Standard was born July 25, 1960 in Mt. Pleasant, TX to Charles and Otha Webster. She departed this earthly world, July 29, 2020 in Tyler, TX to be with her heavenly father. Opal Graduated from Mt. Pleasant High School and Tyler Junior College. She worked for Titus Regional Medical Center for 39 years. Opal was a beloved wife, mother, grandmother, sister, aunt, and friend to all she met.

She leaves to cherish her memories, dad Charles Webster, siblings Charles Webster Jr., Shirley Webster, Larry Webster, and husband Larry Standard, sons and daughter-in-law Cedric Standard (Ashley) of Tyler Texas, Eric and Derrick Standard of Mt. Pleasant Texas, two grandchildren and a host of nieces, nephews, cousins, and other relatives and friends.



## John Ankrum

---

**From:** Regina Reynolds  
**Sent:** Tuesday, April 1, 2025 1:24 PM  
**To:** John Ankrum  
**Subject:** FW: Quote

Thank you,  
Regina Reynolds  
Admin Assistant  
Building, Code, Planning, & Zoning  
City of Mt. Pleasant  
903 575 4149

*CONFIDENTIALITY NOTICE: This e-mail is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any review, dissemination, copying, printing, or other use of this e-mail by persons or entities other than the addressee is prohibited. If you have received this e-mail in error, please contact the sender immediately and delete the material from your computer.*

---

**From:** cameronauto@suddenlinkmail.com <cameronauto@suddenlinkmail.com>  
**Sent:** Tuesday, April 1, 2025 1:15 PM  
**To:** Regina Reynolds <rreynolds@mpcity.org>  
**Subject:** Quote

---

CAUTION: [EXTERNAL EMAIL]

---

Good afternoon Regina,

Dennis wanted me to send this quote over to you on the two properties:

\*508 Haggard- Removal of debris to dump area \$3600 ( If the slab breaks during removal, an additional \$1000 will be added to the debris of slab as well)

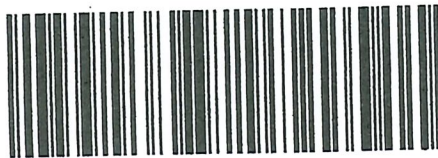
\*803 E 4th- \$7800 Removal of debris to dump





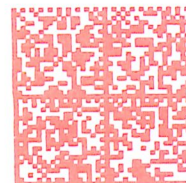
CITY OF MOUNT PLEASANT  
CODE ENFORCEMENT  
501 N. Madison  
Mount Pleasant, TX 75455

CERTIFIED MAIL®



9414 7266 9904 2236 3058 79

RETURN RECEIPT REQUESTED



quadiant  
FIRST-CLASS MAIL  
IMI  
**\$010.20<sup>9</sup>**  
03/18/2025 ZIP 75455  
043M31263090

US POSTAGE



USA

STANDARD OPAL J  
508 Haggard Ave  
MOUNT PLEASANT, TX 75455-5455

75455-5455

NIXIE 750 75 1 0000/04/25

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

ST: 75455-5455 75455-5455

**ORDER OF THE CITY COUNCIL  
OF THE CITY OF MOUNT PLEASANT, TEXAS**

**ORDER NO. 25-002**

**WHEREAS**, the City Council held a public hearing on the 6th day of May, 2025 to consider a request for the approval to declare the structure to be dilapidated, on property known as ANDERSON BLK D LOT 5 .2089 AC and addressed as 508 Haggard Ave,

**WHEREAS**, the Building Official requested the hearing, sent out public notices, and made contact with the property owner.

**WHEREAS**, after due consideration and discussion it appears that the granting of such request would not cause an adverse effect on the surrounding properties and would not be contrary to the public interest.

**NOW, THEREFORE BE IT ORDERED BY THE CITY COUNCIL OF THE  
CITY OF MOUNT PLEASANT, TEXAS:**

Section 1. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this order as if copied in their entirety.

Section 2. That the request from the Building Official for the City Council to declare the structure to be dilapidated and severely damaged, be and in the same is hereby granted to demolish the structure after 30 days from the date of this public hearing at the location known as ANDERSON BLK D LOT 5 .2089 AC and addressed as 508 Haggard Ave,

Section 3. That the Building Official of the City is hereby authorized and directed to issue the appropriate permits, if any, for the above-described property under the terms and conditions of this Order.

Section 4. That this Order was passed by the concurring vote of at least four (4) members of the City Council and is effective as of the 6th day of May, 2025.

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Mayor



# AGENDA ITEM REPORT

**Meeting:** City Council - May 06 2025

**Staff Contact:** John Ankrum, Director Building Official

**Department:** Building Official

---

**Subject:** Hold a public hearing per the city Unsafe Building Abatement Code, found in Chapter 150 of the Code of Ordinances, and to consider a declaration of a dilapidated structure at 803 E 4th Street within the City of Mount Pleasant, Texas, find it to be dilapidated and/or deteriorated and damaged so as to require repair, rehabilitation or demolition, providing a time within which the owner should rehabilitate, repair or demolish such structure and to consider ordering city abatement and subsequent lien of the dilapidated structure at 803 E 4th Street, City Block 163, Lot 2C & 3.

---

## **Item Summary:**

A residence at 803 E 4th Street had a fire in the rear portion of the home in 2024, which caused damage, with the structure becoming dilapidated. A code case was opened by staff in December of 2024 for property maintenance. The Owner Donna McEntire contacted the city and told us there was a lien on the property and refused to fix or demolish the structure. Ms. McEntire was properly notified by the city through written notice sent 12-11-2024 that immediate action was required and has subsequently taken no action to repair the unsafe condition. There is a lender's lien listed on the property, and the lien holder has been contacted by phone and certified letter. The building at 803 E 4th has been determined by the Building Official John Ankrum to be in violation of the city of Mount Pleasant code 150.018 Minimum Standards for Buildings and the IPMC 150.001 section 304.

## **Financial Impact:**

Cost for the city to demolish the structure (\$7800) would be recovered through a lien on the property. No transfer on the property would be allowed until the lien is expunged.

## **Recommendation(s):**

A motion to declare the building at 803 E 4th substandard and order it to be demolished by the owner within 30 days and to authorize abatement by the city after that time, according to procedures in city ordinance and state statute.

## **Attachments:**

[803 E 4th Attachment](#)

# CITY OF MOUNT PLEASANT

## CITY COUNCIL MEMORANDUM

### DEVELOPMENT SERVICES DEPARTMENT

---

**TO:** Mayor and City Council  
**CC:** Kimberly Meek, City Manager  
**FROM:** John Ankrum, Building Official  
Lynn Barrett, Director  
**DATE:** May 6, 2025  
**SUBJECT:** Unsafe Building Declaration of 803 E 4<sup>th</sup> St

---

**AGENDA ITEM:** City Council to hold a public hearing per the city Unsafe Building Abatement Code, found in Chapter 150 of the Code of Ordinances, and to consider a declaration of a damaged and dilapidated structure at 803 E 4<sup>th</sup> within the City of Mount Pleasant, Texas, to be dilapidated and/or deteriorated and damaged so as to require repair, rehabilitation or demolition, providing a time with which to rehabilitate, repair or demolish such structure and providing for the rehabilitation or demolition and removal and to consider ordering abatement at 803 E 4<sup>th</sup>, City Block 163 Lot 2C & 3, and Lot 21-C Block 160-B, and take any action necessary.

The following is a synopsis of the case:

The home located at 803 E 4<sup>th</sup> has had 60 cases opened against it since 2009. Five of them are property maintenance issues. It recently had a fire in the rear portion of the home. I have talked with the Owner Donna McEntire on several occasions and ask her to clean up the property, but no improvements were made. The home has become dilapidated with major renovations needed if it's to be saved. Based on its current condition its staff opinion the home should be demolished.

The building is deficient in a number of categories including (D) that the structural integrity is less than a minimum standard; (F) it is unsanitary or unsafe; (G) that a portion is likely to partially collapse; (H) finding it has not been properly maintained in violation of city codes which require buildings to be secured against entry, weather and vermin; (I) that it is in a condition to constitute a public nuisance and (J) that it constitutes a "hazard to safety or health from inadequate maintenance, dilapidation."

City Code Section 150.019 states that once the Building Official has determined the building to be unsafe, that a public hearing be conducted by the City Council and notice given to the owner a minimum of 14 days prior to the hearing date, its date and time which has been set for the first meeting in May, accompanied by a detailed report documenting the conditions and a requirement for the owner to submit at the hearing a response for proof of scope of work

required to comply and a timeline to perform that work. This notice was sent certified mailed by Mr. Ankrum to Donna McEntire and the lien holder Attorney Anderson on March 26, 2025.

City Code Section 150.020 also requires that the notice be filed with the County Clerk, which the Building Official has also sent to her along with the hearing date and time.

City Staff recommends that in the absence of findings of an actionable plan and timetable by the owner or relative of 803 E 4<sup>th</sup>, that City Council order the home to be demolished after expiration of the 30 day waiting period and notice required by law; and that the cost of such demolition, if incurred by the city, be secured by a lien of the property.

Attachments:

- Photos

- Emails

- Applicable Code Sections

# **NOTICE OF PUBLIC HEARING**

**MCENTIRE DONNA**

PO BOX 1256

MOUNT PLEASANT, TX 75455-5455

***RE: City of Mount Pleasant, MT PLEASANT CITY BLOCKS BLK 163 LOT 2C & 3 4.0176 AC & LOT 21-C BLOCK 160-B, located at 803 E 4th, Mount Pleasant, TX. Titus CAD Property ID # 11028***

Per city ordinance 150.015 Dangerous Structure. The structure located at **803 E 4<sup>th</sup> Street** Mount Pleasant TX has been declared a dangerous structure. A public hearing will be held by the City of Mount Pleasant on **May 6, 2025 at 6:00pm** in the City Council chambers, located at 501 N Madison Mount Pleasant, TX 75455 to allow the City of Mount Pleasant to hear and possibly issue an order deeming the structure to be a dangerous structure and order action to be taken.

Based on observations from the exterior of the structure, an inspection was completed at the above address on March 7, 2025. It was determined by the Building Official that the structure has considerable damage due to fire, broken windows, and is in a state of dilapidations. The structure has been neglected and left in a state of disrepair. Based on city ordinance 150.018 (G), if the building, structure, or portion thereof as a result of decay, deterioration or dilapidation is unsalvageable, it shall be deemed a dangerous structure.

If the owners, lienholder, or mortgagee wish to repair or demo the structure they shall at the hearing provide proof of the scope of any work that may be required to comply with this subchapter and the time it will take to reasonably perform the work. All work, repairs, or demos must be completed within 30 days unless it is established at the hearing work cannot reasonably be performed within 30 days. The cost of demolishing the structure will be at the owner's expense. If you do not pay the fees incurred through the City's necessitated action, a lien will be filed against the property for the amount of the demolition plus administrative fees.

John Ankrum

Building Official

903-575-4102

[jankrum@mpcity.org](mailto:jankrum@mpcity.org)



# **NOTICE OF PUBLIC HEARING**

**Attorney Anderson**

Attn: US Bank Trust National Association as LB- Ranch Series J Trust  
SN Servicing Corporation as Service 4 US Bank  
4920 Westport Dr  
The Colony TX 75056

***RE: City of Mount Pleasant, MT PLEASANT CITY BLOCKS BLK 163 LOT 2C & 3 4.0176 AC & LOT 21-C BLOCK 160-B, located at 803 E 4th, Mount Pleasant, TX. Titus CAD Property ID # 11028***

Per city ordinance 150.015 Dangerous Structure. The structure located at **803 E 4<sup>th</sup> Street** Mount Pleasant TX has been declared a dangerous structure. A public hearing will be held by the City of Mount Pleasant on **May 6, 2025 at 6:00pm** in the City Council chambers, located at 501 N Madison Mount Pleasant, TX 75455 to allow the City of Mount Pleasant to hear and possibly issue an order deeming the structure to be a dangerous structure and order action to be taken.

Based on observations from the exterior of the structure, an inspection was completed at the above address on March 7, 2025. It was determined by the Building Official that the structure has considerable damage due to fire, broken windows, and is in a state of dilapidation. The structure has been neglected and left in a state of disrepair. Based on city ordinance 150.018 (G), if the building, structure, or portion thereof as a result of decay, deterioration or dilapidation is unsalvageable, it shall be deemed a dangerous structure.

If the owners, lienholder, or mortgagee wish to repair or demo the structure they shall at the hearing provide proof of the scope of any work that may be required to comply with this subchapter and the time it will take to reasonably perform the work. All work, repairs, or demos must be completed within 30 days unless it is established at the hearing work cannot reasonably be performed within 30 days. The cost of demolishing the structure will be at the owner's expense. If you do not pay the fees incurred through the City's necessitated action, a lien will be filed against the property for the amount of the demolition plus administrative fees.

John Ankrum  
Building Official  
903-575-4102  
[jankrum@mpcity.org](mailto:jankrum@mpcity.org)

## John Ankrum

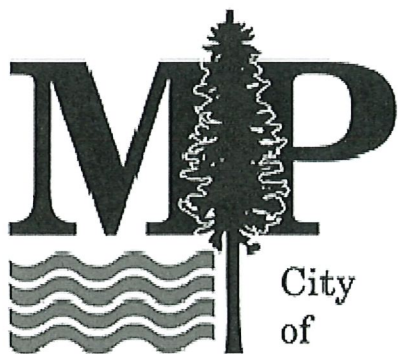
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**From:** John Ankrum  
**Sent:** Friday, April 11, 2025 2:12 PM  
**To:** lbrosnan@co.titus.tx.us  
**Cc:** Lynn Barrett  
**Subject:** Public Hearing 5-6-2025  
**Attachments:** 508 Haggard Letter to County Clerk.pdf; 803 E 4th Letter to County Clerk.pdf

Leslie, sorry for the confusion, these will be the two homes take on 5-6-2025

Leslie, per our ordinance 150.20 I am required to notify you that a public hearing will be held 5/6/2025 at 501 N Madison in the council chambers at 6pm. The property located at 508 Haggard owned by Standard Opal J, Legal Description: ANDERSON BLK D LOT 5 .2089 AC, Titus CAD Property ID # 100031 and 803 E 4th owned by MCENTIRE DONNA SUE ETAL, Legal Description: MT PLEASANT CITY BLOCKS BLK 163 LOT 2C & 3 4.0176 AC & LOT 21-C BLOCK 160-B, Titus CAD Property ID 11028 . Has been declared a public nuisance and unsafe structure. I have attached pictures and the official letter that was mailed to the owner. Please contact me if you have any questions. Thanks

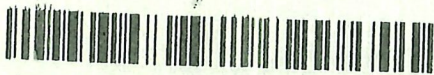
John Ankrum  
Building Official  
City of Mt. Pleasant  
Office 903-575-4102  
500 N Madison Ave.  
Starting May 1, 2025 Office Hours Mon-Thur 7:30am to 5:30pm Fri 8am-12pm




### MOUNT PLEASANT

CONFIDENTIALITY NOTICE: This e-mail is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any review, dissemination, copying, printing, or other use of this e-mail by persons or entities other than the addressee is prohibited. If you have received this e-mail in error, please contact the sender immediately and delete the material from your computer.



Return Receipt (Form 3811) Barcode		COMPLETE THIS SECTION ON DELIVERY	
 9590 9266 9904 2236 3058 65		A. Signature <input checked="" type="checkbox"/> <i>Rosemary Archer</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	B. Received by (Printed Name) Rosemary Archer
		C. Date of Delivery 3-20-25	
1. Article Addressed to: <b>Attorney Anderson</b> 4920 Westport Dr The Colony, TX 75056		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
2. Certified Mail (Form 3800) Article Number 9414 7266 9904 2236 3058 62		3. Service Type: <input checked="" type="checkbox"/> Certified Mail	
PS Form 3811, Facsimile, July 2015		Reference Information #11028 J.A.	

Domestic Return Receipt

Return Receipt (Form 3811) Barcode		COMPLETE THIS SECTION ON DELIVERY	
 9590 9266 9904 2236 3058 89		A. Signature <input checked="" type="checkbox"/> <i>Scott McEntire</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	B. Received by (Printed Name) Scott McEntire
		C. Date of Delivery 3/26/25	
1. Article Addressed to: <b>MCENTIRE DONNA</b> PO BOX 1256 Mount Pleasant, TX 75455		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
2. Certified Mail (Form 3800) Article Number 9414 7266 9904 2236 3058 86		3. Service Type: <input checked="" type="checkbox"/> Certified Mail	
PS Form 3811, Facsimile, July 2015		Reference Information #11028 J.A.	

Domestic Return Receipt







**WARNING NOTICE**  
**SUBSTANDARD BUILDING**  
**DO NOT ENTER**

This is a warning notice to notify the owner of the building, the occupants, and the public that the building is in a substandard condition and that entry is prohibited. The notice is posted by the City of Chicago, Department of Building and Safety, pursuant to the Chicago Building Code, Section 12.01, and the Chicago Building Code, Section 12.02.

To avoid the possibility of any personal injury or damage to the building or the occupants, all persons must leave the building immediately.

The owner of the building, the person in charge of the building, or the person who is in possession of the building, shall be responsible for the removal of the notice and for the removal of the building from the substandard condition.

**PENALTY FOR VIOLATION OF THE BUILDING CODE AND RELATED ORDINANCES**

Any person, firm, corporation, agent, or person who shall violate any provision of the Chicago Building Code and related ordinances shall be liable for the penalty, or the person, firm, corporation, agent, or person who shall violate any provision of the Chicago Building Code and related ordinances shall be liable for the penalty, or the person, firm, corporation, agent, or person who shall violate any provision of the Chicago Building Code and related ordinances shall be liable for the penalty.

3-7-25

*[Signature]*









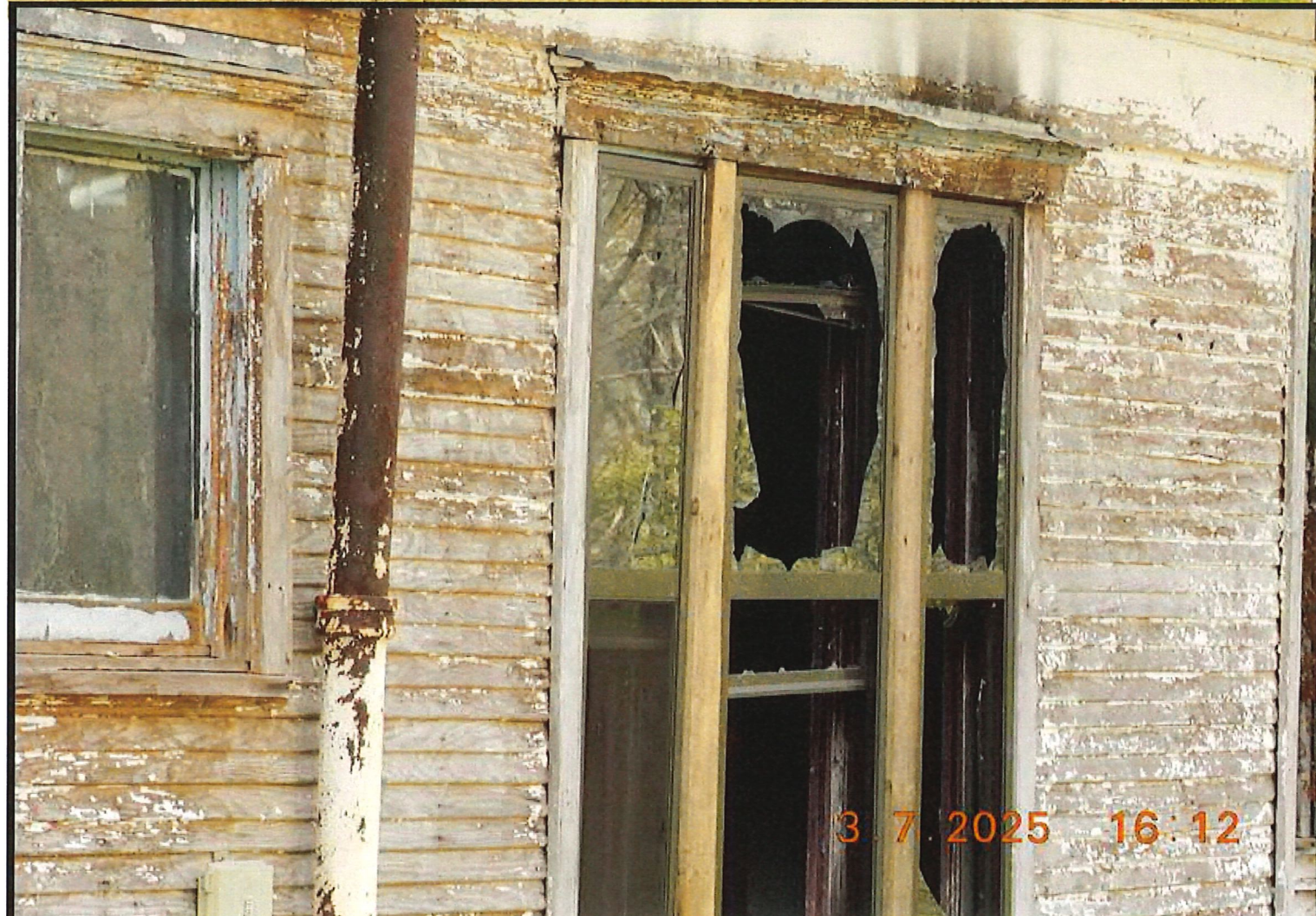
















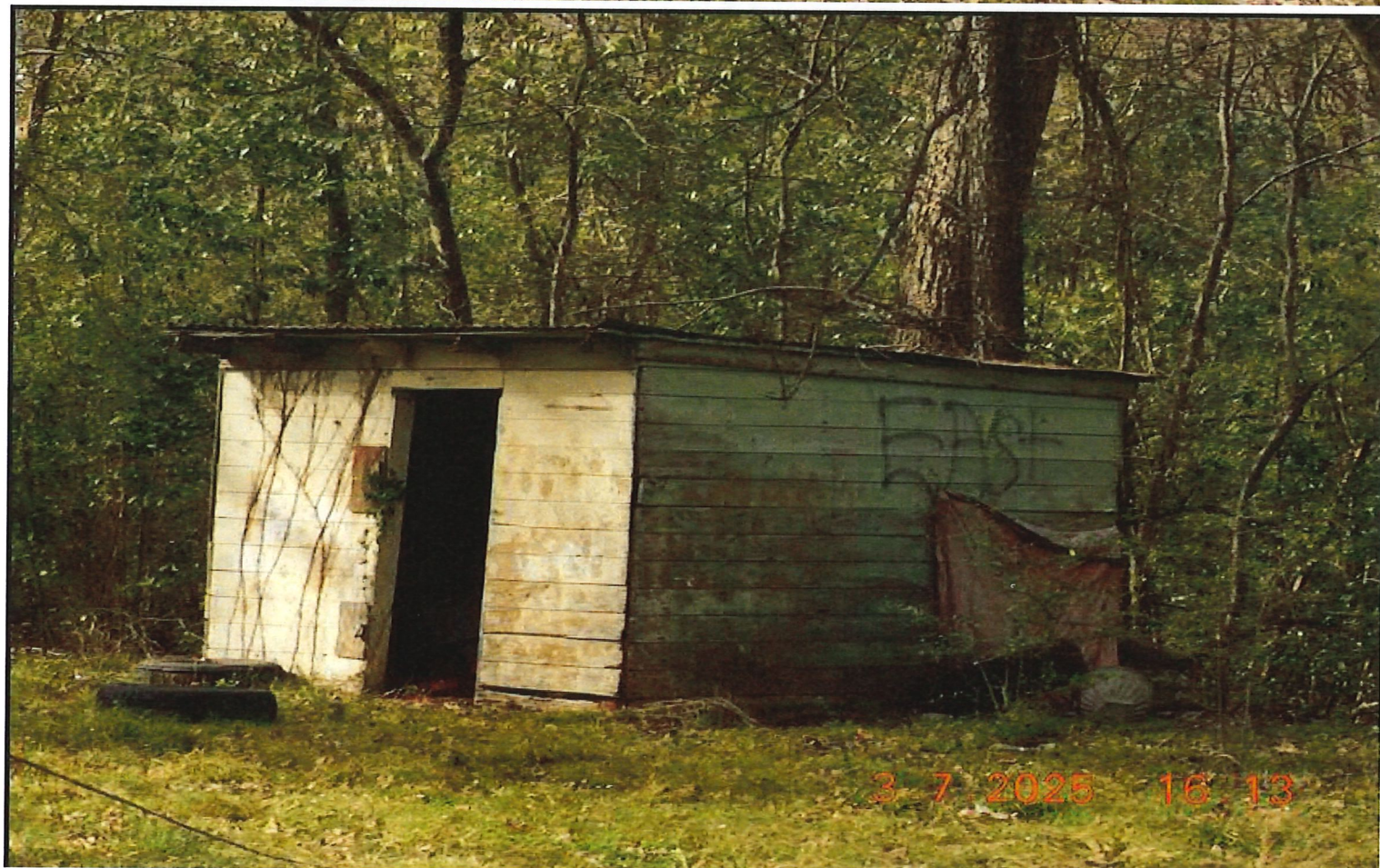








3 7 2025 16 13



3 7 2025 16 13





3 7 2025 16 13



3 7 2025 16 13





## John Ankrum

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**From:** Regina Reynolds  
**Sent:** Tuesday, April 1, 2025 1:24 PM  
**To:** John Ankrum  
**Subject:** FW: Quote

Thank you,  
Regina Reynolds  
Admin Assistant  
Building, Code, Planning, & Zoning  
City of Mt. Pleasant  
903 575 4149

*CONFIDENTIALITY NOTICE: This e-mail is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any review, dissemination, copying, printing, or other use of this e-mail by persons or entities other than the addressee is prohibited. If you have received this e-mail in error, please contact the sender immediately and delete the material from your computer.*

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**From:** cameronauto@suddenlinkmail.com <cameronauto@suddenlinkmail.com>  
**Sent:** Tuesday, April 1, 2025 1:15 PM  
**To:** Regina Reynolds <rreynolds@mpcity.org>  
**Subject:** Quote

CAUTION: [EXTERNAL EMAIL]

---

Good afternoon Regina,

Dennis wanted me to send this quote over to you on the two properties:

\*508 Haggard- Removal of debris to dump area \$3600 ( If the slab breaks during removal, an additional \$1000 will be added to the debris of slab as well)

\*803 E 4th- \$7800 Removal of debris to dump



Address	Case Number	Permit Name	Complaint Type	Status	Compliance Date	Latest Enforcement Action Type
803 E 4th	16-00328	Non-Permitted Facility	Trash & Rubbish	Closed	04/26/2016	
803 E 4th	20-03210	Non-Permitted Facility	Property Maintenance	Closed	03/30/2021	
803 E 4th	PM-448990	Non-Permitted Facility	Property Maintenance	Closed	11/19/2024	Certified Letter
803 E 4th	19-00318	Non-Permitted Facility	Property Maintenance	Closed	06/24/2019	
803 E 4th	19-00128	Non-Permitted Facility	Property Maintenance	Closed	01/29/2019	
803 E 4th	PM-471456	Non-Permitted Facility	Property Maintenance	Open	01/11/2025	Certified Letter
803 E 4th	21-00109	Non-Permitted Facility	Open Storage	Closed	03/04/2021	
803 E 4th	16-03226	Non-Permitted Facility	No Posted Address	Closed	10/18/2016	
803 E 4th	13-01504	Non-Permitted Facility	Garbage Collection	Closed	06/17/2013	
803 E 4th	14-03404	Non-Permitted Facility	Garbage Collection	Closed	12/29/2014	

*CASES OPEN SINCE 2009*

Address	Case Num	Permit Name	Complaint Type	Status	Investigati	Compliance Date	Latest Enforcement Action Type
803 E 4th	:19-00914	Non-Permitted Facility	Weeds & Grass	Closed	Days	04/25/2019	
803 E 4th	:18-00722	Non-Permitted Facility	Weeds & Grass	Closed	Days	05/03/2018	
803 E 4th	:18-03298	Non-Permitted Facility	Weeds & Grass	Closed	Days	11/28/2018	Lien
803 E 4th	:18-00720	Non-Permitted Facility	Weeds & Grass	Closed	Days	05/17/2018	Lien
803 E 4th	:17-01700	Non-Permitted Facility	Weeds & Grass	Closed	Days	05/31/2017	
803 E 4th	:19-00913	Non-Permitted Facility	Weeds & Grass	Closed	Days	05/21/2019	Lien
803 E 4th	:19-02638	Non-Permitted Facility	Weeds & Grass	Closed	Days	07/31/2019	
803 E 4th	:16-02782	Non-Permitted Facility	Weeds & Grass	Closed	Days	08/29/2016	
803 E 4th	:17-03597	Non-Permitted Facility	Weeds & Grass	Closed	Days	09/06/2017	
803 E 4th	:24-00456	Non-Permitted Facility	Weeds & Grass	Closed	Days	04/09/2024	Lien
803 E 4th	:22-01738	Non-Permitted Facility	Weeds & Grass	Closed	Days	07/13/2022	Lien
803 E 4th	:24-00456	Non-Permitted Facility	Weeds & Grass	Closed	Days		Lien
803 E 4th	:18-01952	Non-Permitted Facility	Weeds & Grass	Closed	Days	07/05/2018	Lien
803 E 4th	:14-00651	Non-Permitted Facility	Weeds & Grass	Closed	Days	06/10/2014	
803 E 4th	:23-01546	Non-Permitted Facility	Weeds & Grass	Closed	Days	08/15/2023	Lien
803 E 4th	:14-02357	Non-Permitted Facility	Weeds & Grass	Closed	Days	11/13/2014	
803 E 4th	:23-00774	Non-Permitted Facility	Weeds & Grass	Closed	Days	04/27/2023	
803 E 4th	:16-00362	Non-Permitted Facility	Water Service Lines	Closed	Days		Lien
803 E 4th	:TR-471455	Non-Permitted Facility	Trash and Rubbish	Open	7 Days	12/21/2024	Door Hanger
803 E 4th	:16-04163	Non-Permitted Facility	Trash & Rubbish	Closed	Days	02/07/2017	
803 E 4th	:19-00317	Non-Permitted Facility	Trash & Rubbish	Closed	Days	06/24/2019	
803 E 4th	:18-00721	Non-Permitted Facility	Trash & Rubbish	Closed	Days	05/17/2018	
803 E 4th	:10-02337	Non-Permitted Facility	Trash & Rubbish	Closed	Days	09/09/2010	
803 E 4th	:21-00975	Non-Permitted Facility	Trash & Rubbish	Closed	Days	01/27/2022	
803 E 4th	:18-00723	Non-Permitted Facility	Trash & Rubbish	Closed	Days	04/30/2018	
803 E 4th	:22-00390	Non-Permitted Facility	Trash & Rubbish	Closed	Days	03/28/2022	
803 E 4th	:19-02639	Non-Permitted Facility	Trash & Rubbish	Closed	Days	07/31/2019	
803 E 4th	:16-02783	Non-Permitted Facility	Trash & Rubbish	Closed	Days	10/18/2016	
803 E 4th	:17-01701	Non-Permitted Facility	Trash & Rubbish	Closed	Days	06/27/2017	
803 E 4th	:20-02593	Non-Permitted Facility	Trash & Rubbish	Closed	Days	09/15/2020	
803 E 4th	:19-03419	Non-Permitted Facility	Trash & Rubbish	Closed	Days	11/18/2019	

803 E 4th !18-00130	Non-Permitted Facility	Trash & Rubbish	Closed	Days	03/06/2018	Lien
803 E 4th !09-00285	Non-Permitted Facility	Trash & Rubbish	Closed	Days	03/04/2009	
803 E 4th !T&R-4489	Non-Permitted Facility	Trash & Rubbish	Closed	0 Days		
803 E 4th !20-00429	Non-Permitted Facility	Trash & Rubbish	Closed	Days	03/17/2020	Lien
803 E 4th !11-00599	Non-Permitted Facility	Trash & Rubbish	Closed	Days	04/19/2011	
803 E 4th !10-02873	Non-Permitted Facility	Trash & Rubbish	Closed	Days	11/30/2010	
803 E 4th !13-00495	Non-Permitted Facility	Trash & Rubbish	Closed	Days	05/20/2013	
803 E 4th !22-00851	Non-Permitted Facility	Trash & Rubbish	Closed	Days	05/17/2022	
803 E 4th !14-00650	Non-Permitted Facility	Trash & Rubbish	Closed	Days	06/10/2014	
803 E 4th !11-01772	Non-Permitted Facility	Trash & Rubbish	Closed	Days	11/14/2011	
803 E 4th !23-01547	Non-Permitted Facility	Trash & Rubbish	Closed	Days	08/14/2023	
803 E 4th !18-02249	Non-Permitted Facility	Trash & Rubbish	Closed	Days	01/09/2019	
803 E 4th !20-03209	Non-Permitted Facility	Trash & Rubbish	Closed	Days	03/04/2021	
803 E 4th !22-02269	Non-Permitted Facility	Trash & Rubbish	Closed	Days		
803 E 4th !22-00474	Non-Permitted Facility	Trash & Rubbish	Closed	Days	03/28/2022	
803 E 4th !13-00215	Non-Permitted Facility	Trash & Rubbish	Closed	Days	04/23/2013	
803 E 4th !19-03110	Non-Permitted Facility	Trash & Rubbish	Closed	Days	09/18/2019	
803 E 4th !15-01182	Non-Permitted Facility	Trash & Rubbish	Closed	Days	07/22/2015	
803 E 4th !19-03949	Non-Permitted Facility	Trash & Rubbish	Closed	Days	01/30/2020	

**ORDER OF THE CITY COUNCIL  
OF THE CITY OF MOUNT PLEASANT, TEXAS**

**ORDER NO. 25-001**

**WHEREAS**, the City Council held a public hearing on the 6th day of May, 2025 to consider a request for the approval to declare the structure to be dilapidated, on property known as MT PLEASANT CITY BLOCKS BLK 163 LOT 2C & 3 4.0176 AC & LOT 21-C BLOCK 160-B and addressed as 803 E 4<sup>th</sup> St,

**WHEREAS**, the Building Official requested the hearing, sent out public notices, and made contact with the property owner.

**WHEREAS**, after due consideration and discussion it appears that the granting of such request would not cause an adverse effect on the surrounding properties and would not be contrary to the public interest.

**NOW, THEREFORE BE IT ORDERED BY THE CITY COUNCIL OF THE  
CITY OF MOUNT PLEASANT, TEXAS:**

Section 1. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this order as if copied in their entirety.

Section 2. That the request from the Building Official for the City Council to declare the structure to be dilapidated and severely damaged, be and in the same is hereby granted to demolish the structure after 30 days from the date of this public hearing at the location known as MT PLEASANT CITY BLOCKS BLK 163 LOT 2C & 3 4.0176 AC & LOT 21-C BLOCK 160-B and addressed as 803 E 4<sup>th</sup> St,

Section 3. That the Building Official of the City is hereby authorized and directed to issue the appropriate permits, if any, for the above-described property under the terms and conditions of this Order.

Section 4. That this Order was passed by the concurring vote of at least four (4) members of the City Council and is effective as of the 6th day of May, 2025.

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Mayor



# AGENDA ITEM REPORT

**Meeting:** City Council - May 06 2025

**Staff Contact:** Kimberly Meek, City Manager

**Department:** Administration

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**Subject:      City Manager's Report**

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**Item Summary:**

update from City Manager



# AGENDA ITEM REPORT

**Meeting:** City Council - May 06 2025

**Staff Contact:** Sherri Spruill, Council Member

**Department:** Council Member

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**Subject:**      **Remarks on Service to City and Departure from Office**

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# AGENDA ITEM REPORT

**Meeting:** City Council - May 06 2025

**Department:**

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**Subject: EXECUTIVE SESSION**

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**Item Summary:**

**Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, The City Council will recess into executive session (closed meeting) to discuss the following:**

**Consultation with Attorney (Tex. Gov't Code §551.071) and Personnel Matters (Tex. Gov't Code §551.074)** related to the management, responsibilities, performance, and business operations of the MPEDC carried out through its Board of Directors, Executive Director, Interim Executive Director, Director of Business Operations, and City Council.

**Consultation with Attorney (Tex. Gov't Code §551.071)** related to the Articles of Incorporation and amendments to same.

**Consultation with Attorney (Tex. Gov't Code §551.071) and Personnel Matters (Tex. Gov't Code §551.074)** related to the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, IDC/EDC, Library, and Housing Authority Board Appointments.

**Consultation with Attorney (Tex. Gov't Code §551.071)** regarding potential claims relating to WWTP screw pumps.

**Consultation with Attorney (Tex. Gov't Code §551.071) and Real Estate matter (Tex. Gov't Code §551.072)** regarding settlement of Cause No. 43346, Luis and Alma Lozano's Appeal of Special Commissioner's Award, pending in the 76th District Court of Titus County.

**Attachments:**

[Boardofcommissionerlettertomayor Kellye Cooper Charles Adair 04-25-25](#)

[CerTIFICATE OF APPOINTMENT Cooper Adair 04-25-25](#)

April 25, 2025

Mayor Craig  
City of Mount Pleasant  
501 North Madison  
Mount Pleasant, TX 75455

Mayor Craig:

Kellye Cooper and Charles Adair have agreed to serve another term as commissioners for the Mount Pleasant Housing Authority.

Pending your approval, attached is the Certificate of Appointment for your signature. If you have any questions, I can be reached at 903-572-2829.

Sincerely,

Steven C. Martin  
Executive Director  
Mount Pleasant Housing Authority  
P. O. Box 1051  
Mount Pleasant, TX. 75456  
903-572-2829  
[smartin@mtpleasanthas.com](mailto:smartin@mtpleasanthas.com)

Attachment

Cc: Kellye Cooper, Charles Adair

**CERTIFICATE OF APPOINTMENT  
OF THE HOUSING AUTHORITY OF THE CITY OF  
MOUNT PLEASANT**

I hereby appoint the following person(s) hereinafter named to serve as Commissioner(s) of the Housing Authority of the City of Mount Pleasant, Texas from the 1<sup>st</sup> day of July 2025, until the expiration date as indicated below:

Charles Adair Term expires 06/30/2027.

Kellye Cooper Term expires 06/30/2027.

I hereby certify that the above newly designated Commissioner(s) is not an officer or employee of the City of Mount Pleasant.

IN WITNESS WHEREOF, I HAVE HEREUNTO SIGNED MY NAME AS mayor of the City of Mount Pleasant, Texas, and caused the official seal of said City to be attached this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

SEAL





# AGENDA ITEM REPORT

**Meeting:** City Council - May 06 2025

**Staff Contact:** Lea Ream, City Attorney

**Department:** Administration

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**Subject:**      **Consider and Possible Action on Resolution 2025-7 Establishing the City of Mount Pleasant Public Improvement District Policy.**

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**Recommendation(s):**

Motion to approve Resolution 2025-7 Establishing the City of Mount Pleasant Public Improvement District Policy.

**Attachments:**

[Resolution 2025-7 Public Improvement District policy  
PID Policy DRAFT](#)

**RESOLUTION 2025-7**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, TEXAS ESTABLISHING THE CITY OF MOUNT PLEASANT PUBLIC IMPROVEMENT DISTRICT POLICY; MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.**

**WHEREAS**, Chapter 372 of the Texas Local Government Code allows for the creation of public improvement districts; and

**WHEREAS**, the City of Mount Pleasant (“the City”) wishes to establish the Public Improvement District (PID) policy;

**WHEREAS**, PIDs provide the City with an economic development tool that permits the financing of qualified public improvement costs;

**WHEREAS**, proceeds from bonds issued by a PID can finance capital costs and fund supplemental services to meet the community needs which could not otherwise be constructed or provided;

**WHEREAS**, the establishment of a PID policy will assist in the filing and processing of petitions to create a PID;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, TEXAS, THAT:**

**Section 1. Finding of Fact.** The above and foregoing recitals are hereby found to be true and correct and are incorporated as findings of fact.

**Section 2. PID Policy.** The PID Policy, as presented herein, is hereby adopted and approved.

**Section 3. Effective Date.** This resolution shall be effective from and after its approval and passage in accordance with the city charter.

**Section 4. Open Meetings.** It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551, Loc. Gov’t. Code.

**FINALLY PASSED AND ADOPTED ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.**

**THE CITY OF MOUNT PLEASANT, TEXAS**

**BY: \_\_\_\_\_  
TRACY CRAIG, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**CANDIAS WEBSTER, CITY SECRETARY**

# CITY OF MOUNT PLEASANT

## Public Improvement District Policy

### OVERVIEW

Public Improvement Districts (“PIDs”), per the Texas Local Government Code Chapter 372 (“the code” or “PID Act”), provide the City of Mount Pleasant (“the City”) an economic development tool that permits the financing of qualified public improvement costs which confer a special benefit on a definable part of the City, including property both within its corporate limits as well as property that may be located within its extra-territorial jurisdiction. Proceeds from bonds issued by a PID can finance capital costs and fund supplemental services to meet the community needs which could not otherwise be constructed or provided. The bonds issued by the PID to fund the costs of eligible capital improvements and/or supplemental services are paid entirely by property owners within the Public Improvement District (“PID”) who receive special benefits from the capital improvements or services. **A PID may only be used to pay for public improvements, all other expenditures related to public improvements may not be reimbursed.**

A PID is comprised of properties, whose owners have petitioned the City to form a PID. The City Council establishes a PID by adoption of a resolution after a public hearing. Written notification of the public hearing is published and mailed to all property owners in the proposed PID. By petition, the owners pledge to pay an assessment in order to receive enhanced services and/or improvements within the District. The PID must demonstrate that it confers a benefit, not only to the properties within the district, but also to the “public” which includes the City.

The purpose of this PID policy is to outline the issues to be addressed by the owner of the taxable real property liable for assessment petitioning for creation of a PID (“Petitioner”) before the City Council can support the establishment of a PID. The PID policy outlines such things as petition requirements, qualified costs, financing criteria, information disclosures to property owners, and the determination of annual plans, budgets and assessments.

### GENERAL

1. A PID may be created and utilized to construct qualified public improvements and/or reimburse a Developer’s actual and documented costs required to serve the development. Such incremental costs shall be associated with the construction of qualified public improvements.
2. PIDs must be self-sufficient and not require the City to incur any costs associated with the formation of the PID, bond issuance costs, PID administration or the construction of PID improvements.
3. PID petition signatures should reflect that a reasonable attempt was made to obtain the full support of the PID by the majority of the property owners located within the proposed PID. Priority will be given to PIDs with the support of 100% of the landowners within a PID.



City of Mount Pleasant  
Public Improvement District Policy

4. Priority will be given to PID improvements:
  - a. In support of development that will generate economic development benefits to the City;
  - b. In the public right of way (e.g., entryways, landscaping, fountains, specialty lighting, art, decorative and landscaped streets and sidewalks, bike lanes, multi-use trails, signage); and
  - c. Which meet community needs (e.g., enhanced drainage improvements, parks and off-street public parking facilities, wastewater and/or water on or off-site improvements).
5. A PID's budget shall include sufficient funds to pay all costs, including additional administrative and/or operational costs.
6. A Landowner's Agreement must be recorded in the Official Public Records of the County in which the PID is located which, among other things, will notify any prospective owner of the existence or proposal of special assessments on the property. All closing statements and sales contracts for lots must specify who is responsible for payment of any existing PID assessment or a *pro rata* share thereof.
7. Any requested adjustments or deviations from the terms of this Policy for a PID shall be clearly requested and explained in the PID petition for that PID. Any adjustments or deviations granted are the sole discretion of the City Council based on the best interests of the City.
8. A PID zone must be identified as a PID with use of signage along the main entry/exits located at the boundaries of the PID. All signage shall be clearly visible to all motorists entering and exiting the PID.
9. Property owned by the City of Mount Pleasant that is located in the boundaries of the PID shall not be subject to any assessment by the PID.
10. No PIDs will be allowed to be created that overlap the boundaries of another PID.
11. Annual Service Assessment review, as required by chapter 372, shall be provided for if a PID petition is approved.

## PETITION REQUIREMENTS

In addition to the requirements of Texas Local Government Code §372.005(a) the petition must include the following:

1. PID petitions shall include this additional note: "With respect to community property, the City may accept the signature of a spouse as a representation of both spouses that they support the creation or renewal of the PID absent a separate property agreement. *However, if City staff is made aware of any disagreement among owners of community property, those petitions will not be counted.*
2. Signatures for PID petitions must be gathered not more than six months preceding submittal of the PID Application.
3. PID petitions shall include this language: The City shall, upon reasonable prior written notice to the Developer and during normal business hours, have the right to audit and inspect the Developer's records, books, and all other relevant records related to

Reimbursable Amounts under this Agreement. The Parties agree to maintain the appropriate confidentiality of such records, unless disclosure of such records and information shall be required by a court order, a lawfully issued subpoena, State Law, municipal ordinance, or at the direction of the Office of the Texas Attorney General.

4. All PID Agreements shall include Indemnification language for construction of public improvements as follows:

Indemnification. **DEVELOPER COVENANTS AND AGREES TO FULLY INDEMNIFY AND HOLD HARMLESS, CITY (AND THEIR ELECTED OFFICIALS, EMPLOYEES, OFFICERS, DIRECTORS, AND REPRESENTATIVES), INDIVIDUALLY AND COLLECTIVELY, FROM AND AGAINST ANY AND ALL COSTS, CLAIMS, LIENS, DAMAGES, LOSSES, EXPENSES, FEES, FINES PENALTIES, PROCEEDINGS, ACTIONS, DEMANDS, CAUSES OF ACTION, LIABILITY AND SUITS OF ANY KIND AND NATURE BROUGHT BY ANY THIRD PARTY AND RELATING TO DEVELOPER'S ACTIONS ON THE PROJECT INCLUDING BUT NOT LIMITED TO, PERSONAL INJURY OR DEATH AND PROPERTY DAMAGE, MADE UPON CITY OR DIRECTLY OR INDIRECTLY ARISING OUT OF, RESULTING FROM OR RELATED TO DEVELOPER OR DEVELOPER'S CONTRACTORS' NEGLIGENCE, WILLFUL MISCONDUCT OR CRIMINAL CONDUCT IN ITS ACTIVITIES, INCLUDING ANY SUCH ACTS OR OMISSIONS OF DEVELOPER OR DEVELOPER'S CONTRACTORS, ANY AGENT, OFFICER, DIRECTOR, REPRESENTATIVE, EMPLOYEE, CONSULTANT OR SUBCONSULTANTS OF DEVELOPER OR DEVELOPER'S CONTRACTORS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, DIRECTORS AND REPRESENTATIVES, ALL WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO CITY, UNDER TEXAS LAW AND WITHOUT WAIVING ANY DEFENSES OF THE PARTIES UNDER TEXAS LAW. THE PROVISIONS OF THIS INDEMNIFICATION ARE SOLELY FOR THE BENEFIT OF THE CITY AND ARE NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY. DEVELOPER SHALL PROMPTLY ADVISE CITY IN WRITING OF ANY CLAIM OR DEMAND AGAINST CITY, RELATED TO OR ARISING OUT OF DEVELOPER OR DEVELOPER'S CONTRACTORS ACTIVITIES UNDER THIS AGREEMENT AND SHALL SEE TO THE INVESTIGATION AND DEFENSE OF SUCH CLAIM OR DEMAND AT THE DEVELOPER'S COST TO THE EXTENT REQUIRED UNDER THE INDEMNITY IN THIS PARAGRAPH. CITY SHALL HAVE THE RIGHT, AT THEIR OPTION AND AT THEIR OWN EXPENSE, TO PARTICIPATE IN SUCH DEFENSE WITHOUT RELIEVING DEVELOPER OF ANY OF ITS OBLIGATIONS UNDER THIS PARAGRAPH.**

**IT IS THE EXPRESS INTENT OF THIS SECTION THAT THE INDEMNITY PROVIDED TO THE CITY AND THE DEVELOPER SHALL SURVIVE THE TERMINATION AND / OR EXPIRATION OF THIS AGREEMENT AND SHALL BE BROADLY INTERPRETED AT ALL TIMES TO PROVIDE THE MAXIMUM INDEMNIFICATION OF THE CITY AND / OR THEIR OFFICERS, EMPLOYEES AND ELECTED OFFICIALS PERMITTED BY LAW.**

For a district to be established, a petition shall include the following:

1. Evidence that the petition's signatures meet the state law requirements or the petition must be accompanied by a reasonable fee to cover the City's costs of signature verification. If the proposed district is an expansion of an existing district, a petition for the new portion of the district must identify each subdivision, or portion thereof, within the proposed boundaries of the new district, and each subdivision or portion thereof that is not currently in an existing PID shall individually satisfy the requirements for a petition under Section 372.005 of the Texas Local Government Code. Subdivision has the meaning assigned by Section 232.021 of the Texas Local Government Code.
2. Map of the area, a legal description of the boundaries of the district for the legal notices and a "commonly known" description of the area to be included in the district.
3. Statement that the petitioners understand that the annual budget for the district is subject to review by City staff with final approval by the City Council.
4. If the PID, is partially or entirely outside the City, a petition for voluntary annexation will be necessary to immediately bring the PID within the City of Mount Pleasant.

In addition, the following issues must be addressed before the City Council will take action on a petition.

1. A non-refundable application fee of \$15,000.00 will be required with the filing of a petition to create a PID. This fee is regulatory in character and approximates the costs of evaluating the PID petition. Any other related upfront cost is the responsibility of the Developer.
2. A petition must include a current tax roll with notations indicating the owners registering support for the petition.
3. A copy of the Preliminary PID Finance Plan shall be submitted with the petition. This Finance Plan shall include at minimum:
  - a. Targeted gross bond amount;
  - b. Estimated *ad valorem* revenue generated;
  - c. Annual assessment per unit;
  - d. Number of bond issuances;
  - e. Duration of PID; and
  - f. Any other such supporting information related to the success of the PID.



## **PID ADMINISTRATION**

1. The City may contract with a qualified third-party company to manage and administer the PID, subject to appropriate oversight by City staff.
2. Any management firm for a PID shall be required to submit quarterly reports of all activities and expenditures to the City until 80% build out.
3. The City may request an independent audit at any time.

## **PROJECT CRITERIA**

In agreeing to form a PID for which debt will be issued to fund the costs of constructing qualified public improvements, the City will require the following:

1. The property owner must demonstrate to the City that it has expertise based on prior development(s); other relevant experience, background and history; and the financial resources to complete the new development that the PID will support. If the property owner is a corporation, partnership, limited liability company or other entity, the individuals who are associated with the development must be disclosed and provide said information. If the City determines that additional information is needed, the City may require additional data, financial information, projections, historical information, background check(s), etc. Property owners and individuals providing information may request that any confidential information or personal data be protected from disclosure with an appropriate agreement between the parties subject to the City's obligations under the Texas Public Information Act and other laws.
2. The property owner must provide the City with its sources of funding for the public improvements not being funded by the PID.
3. The proposed development must be consistent with the entitlements on the property. All required zoning, other required land use approvals or other required permits must be in place for the development prior to the issuance of any PID bonds.
4. The property owner must provide evidence to the City that the utility service provider has sufficient capacity to provide all necessary utility services.
5. All reasonable estimated costs must be identified before a decision is reached on a request to issue bonds for a PID. Costs to be identified include costs related to establishing the district, costs for construction and/or the acquisition of improvements, the maintenance and operation of improvements (if any) and PID administrative costs.
6. If the City elects to hire a qualified third party PID administrator to administer the PID, the costs for such administration shall be paid for with PID funds.
7. The PID Financing Agreement (or other applicable PID documentation) shall contain a section which clearly identifies the benefit of the PID to the affected property owners and to the City as a whole (i.e., public purpose) and also evidence of insurance. Insurance requirements will be specified by the City based on the scope of the planned development.
8. The Service and Assessment Plan shall describe, if applicable, all City-owned land within the district.

## **BOND SIZE LIMITATIONS**

The following limitations and performance standards shall apply to a PID debt issue approved by the City:

1. Minimum appraised value to lien ratio at date of each bond issue: 3:1
2. Minimum annual permitted increase in annual assessment installment: 0%
3. Maximum maturity for each series of bonds (to extent allowed by law): 30 years

The aggregate principal amount of bonds required to be issued shall not exceed an amount sufficient to fund: (i) the actual costs of the qualified public improvements; (ii) required reserves and capitalized interest during the period of construction and not more than 12 months after the completion of construction and in no event for a period greater than three (3) years from the date of the initial delivery of the bonds; and (iii) any costs of issuance. Provided, however that to the extent the law(s) which limit the period of capitalized interest to 12 months after completion of construction change, the foregoing limitation may be adjusted to reflect the law(s) in effect at the time of future bond issuances.

## **FINANCING CRITERIA**

1. The PID may seek bond issues in advance of construction of an individual phase of a project subject to compliance with these standards.
2. No City backing or moral obligations will be utilized to fund or support the PID bonds.
3. All proposed subsequent PID bond issues for a project, if any, will be subject to approval by the City Council.
4. Special assessments on any given portion of the property may be adjusted in connection with subsequent bond issues as long as an agreed-upon maximum annual assessment rate is not exceeded for a project or phase, and the special assessments are determined in accordance with the Service and Assessment Plan and the PID Act. Special assessments on any portion of the property will bear a direct proportionate relationship to the special benefit of the public improvements to that improvement area. In no case will assessments be increased for any parcel unless the property owner of the parcel consents to the increased assessment.
5. The City shall not be obligated to provide funds for construction of any improvement except from the proceeds of the PID bonds and PID assessments.
6. Each PID Bond Indenture will contain language precluding the City from making any debt service payments for the PID bonds other than from available special assessment revenues.
7. A PID will be responsible for payment of all the City's reasonable and customary costs and expenses including the cost of any appraisal.
8. Any PID bond issued will include a Reserve Fund in an amount equal to the lesser of: (i) the maximum annual debt service on the bonds; (ii) 10 percent of the Bond Par Amount; or (iii) 125 percent of the average annual debt service and that such Reserve Fund will be funded from bond proceeds at the time bonds are issued.



City of Mount Pleasant  
Public Improvement District Policy

9. All public infrastructure within the PID that are to be reimbursed must be in compliance with competitive bidding requirements in accordance with state law requirements for public projects, with a minimum of three (3) bidders approved by the City.
10. All Developers and landowners will provide any required continuing disclosure obligations associated with the issuance of PID bonds as required under the Indenture or any other regulatory agreement or regulatory agency.
11. All construction of improvements is subject to City review and provisions shall be made for dedication to City, option upon completion to the City or to another appropriate entity.

## **MISCELLANEOUS**

1. Severability: If any section, subsection, sentence, clause, phrase, or word of this policy is declared unconstitutional or invalid for any purpose, the remainder of this policy shall not be affected.
2. No Personal Liability of Public Officials. No public official or employee shall be personally responsible for any liability arising under or growing out of any approved PID. Any obligation or liability of the Developer whatsoever that may arise at any time under the approved PID or any obligation or liability which may be incurred by the Developer pursuant to any other instrument transaction or undertaking as a result of the PID shall be satisfied out of the assets of the Developer only and the City shall have no liability.



# AGENDA ITEM REPORT

**Meeting:** City Council - May 06 2025

**Department:**

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**Subject: Consider Approval of IDC/EDC, Library, and Housing Authority Board Appointments**

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**Recommendation(s):**

Motion to approve IDC/EDC, Library, and Housing Authority Board Appointments





# AGENDA ITEM REPORT

**Meeting:** City Council - May 06 2025

**Department:**

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**Subject:** Consider settlement of Cause No. 43346, Luis and Alma Lozano's Appeal of Special Commissioner's Award, pending in the 76th District Court of Titus County.

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# AGENDA ITEM REPORT

**Meeting:** City Council - May 06 2025

**Department:**

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**Subject:**      **Consider and possibly approve the Employment Agreement for Interim Executive Director.**

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